



City of Palm Desert  
PW - Operations & Maintenance  
Randy Chavez, Director of Public Works  
73-510 Fred Waring Drive, Palm Desert, CA 92260

---

**[SOUTHERN PACIFIC CONSTRUCTION] RESPONSE DOCUMENT REPORT**

RFP No. 2024-RFP-161

Facilities Repairs and Improvements Project 4

RESPONSE DEADLINE: April 17, 2025 at 5:00 pm

Report Generated: Friday, May 9, 2025

**Southern Pacific Construction Response**

**CONTACT INFORMATION**

**Company:**

Southern Pacific Construction

**Email:**

scott@spcbuild.com

**Contact:**

Scott Patterson

**Address:**

33362 rhine ave  
Temecula, CA 92592

**Phone:**

N/A

**Website:**

[spcbuild.com](http://spcbuild.com)

**Submission Date:**

Apr 9, 2025 5:20 PM (Pacific Time)

## ADDENDA CONFIRMATION

Addendum #1

*Confirmed Mar 30, 2025 12:22 PM by Scott Patterson*

Addendum #2

*Confirmed Mar 30, 2025 12:23 PM by Scott Patterson*

Addendum #3

*Confirmed Mar 30, 2025 12:23 PM by Scott Patterson*

Addendum #4

*Confirmed Apr 9, 2025 5:00 PM by Scott Patterson*

## QUESTIONNAIRE

### 1. Proposal (WITHOUT COST)\*

Proposals shall be concise, well organized and demonstrate qualifications and applicable experience. Proposals shall be organized and include page numbers for all pages in the proposal. The proposal shall be uploaded here, in the following order and shall include:

#### 1. Cover Letter

- A. This letter should briefly introduce the firm, summarize the firm's general qualifications, include an executive summary of the specific approach which will be used to deliver the work scope; and identify the individual(s) name, address and phone number authorized to negotiate Agreement terms and compensation.

#### 2. Experience and Technical Competence

- A. **Background:** Provide history of the firm's consulting experience which specifically addresses the individual or firm's experience with similar Service as described in this RFP.

- B. **References:** The proposal shall include a list of recently completed projects that are similar in scope and function to this RFP. Provide a description of the project, client name, and the name, title, and telephone number of the primary contact person.

3. **Firm Staffing and Key Personnel**

- A. **Staffing:** Provide the number of staff to be assigned to perform the Services and the names/discipline/job title of each as well as your firm's capacity to provide additional personnel as needed.
- B. **Key Personnel:** Identify key persons that will be principally responsible for working with the City. Indicate the role and responsibility of each individual.
- C. **Team Organization:** Describe proposed team organization, including identification and responsibilities of key personnel.
- D. **Subcontractors:** The Proposer shall identify functions that are likely to be subcontracted and identify the subcontractor that is anticipated to perform each function.

4. **Proposed Method to Accomplish the Work**

- A. Describe the technical and management approach to providing the Services to the City. Proposer should take into account the scope of the Services, and general functions required. Include a draft first year schedule of tasks, milestones, and deliverables that will provide for timely provision of the Services. In reviewing the scope of Services and goals described herein, the Proposer may identify additional necessary tasks and is invited to bring these to the City's attention within the discussion of its proposed method to accomplish the work.

Cover\_experience\_staffing.pdf

2. **Non-Collusion Declaration\***

The undersigned declares:

I am an authorized representative of my company, the party making the foregoing Bid, to certify the following.

The Bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The Bid is genuine and not collusive or sham. The Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham bid. The Bidder has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone

else to put in a sham bid, or to refrain from bidding. The Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the Bid Price of the Bidder or any other Bidder, or to fix any overhead, profit, or cost element of the Bid Price, or of that of any other Bidder. All statements contained in the Bid are true. The Bidder has not, directly or indirectly, submitted his or her Bid Price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a Bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the Bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Confirmed

### **3. Iran Contracting Act Certification\***

(Public Contract Code section 2200 et seq.)

As required by California Public Contract Code Section 2204, the Contractor certifies subject to penalty for perjury that the option selected below relating to the Contractor's status in regard to the Iran Contracting Act of 2010 (Public Contract Code Section 2200 et seq.) is true and correct.

Note: In accordance with Public Contract Code Section 2205, false certification of this form shall be reported to the California Attorney General and may result in civil penalties equal to the greater of \$250,000 or twice the Contract amount, termination of the Contract and/or ineligibility to bid on contracts for three years.

The Contractor is not identified on the current list of person and entities engaged in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203; or a financial instruction that extends, for 45 calendar days or more, credit in the amount of \$20,000,000 or more to any other person or entity identified on the current list of persons and entities engaging in investment activities in Iran prepared by the California Department of General Services in accordance with subdivision (b) of Public Contract Code Section 2203, if that person or entity uses or will use the credit to provide goods or services in the energy sector in Iran.

**4. Enter your valid CA Contractors State License Board (CSLB) number\***

Please enter your License Number here. This will be verified against the state database.

580492

[Click to Verify](#) *Value will be copied to clipboard*

**5. Enter your California Department of Industrial Relations (DIR) Registration number\***

Please enter your Public Works Contractor DIR Number. This will be verified against the state database.

1000824046

[Click to Verify](#) *Value will be copied to clipboard*

**6. Type of Business\***

S Corporation (if corporation, two signatures are required)

**7. Litigation\***

Provide litigation history for any claims filed by your firm or against your firm related to the provision of Services in the last five (5) years (or type "N/A").

NA

**8. Changes to Agreement\***

The City or Authority standard professional services agreement contract is included as an attachment herein. The Proposer shall identify any objections to and/or request changes to the standard contract language in this section of the proposal (or type "N/A"). If you are identifying changes here **ALSO** upload a copy of the redlined Language/Agreement with your Proposal. Changes requested may effect the City or Authority's decision to enter into an Agreement.

NA

**9. No Deviations from the RFP\***

In submitting a proposal in response to this RFP, Proposer is certifying that it takes no exceptions to this RFP including, but not limited to, the Agreement. If any exceptions are taken, such exceptions must be clearly noted here, and may be reason for rejection of the proposal. As such, Proposer is directed to carefully review the proposed Agreement and, in particular, the insurance and indemnification provisions therein (or type "N/A").

*Maximum response length: 5000 characters*

NA

**10. Project Team Resumes\***

Submit resumes of all key personnel/support staff that will produce work product for the Services. Describe their qualifications, education, and professional licensing.

SP\_Resume.pdf

**11. List the Signatory(s) Authorized to Sign and Bind an Agreement.\***

(If two (2) signatures are required, include the following information for both signatories)

1. Full Name
2. Title
3. Physical Business Address
4. Email Address
5. Phone Number

Scott Patterson

President

33362 Rhine Ave

Temecula CA, (2592

[scott@spcbuild.com](mailto:scott@spcbuild.com)

951-795-6306

**12. Certification of Proposal:** The undersigned hereby submits its proposal and, by doing so, agrees to furnish services in accordance with the Request for Proposal (RFP), and to be bound by the terms and conditions of the RFP.\*

Confirmed

## PRICE TABLES

### HOURLY RATES

These rates are to be used to provide quotes for work under the Maintenance Services Agreement and incorporated into Task Orders.

Line Item	Description	Unit of Measure	Unit Cost
1	Construction Foreman	Hourly Rate	\$162.00
2	Construction Supervisor	Hourly Rate	\$162.00
3	Framer	Hourly Rate	\$125.00
4	Drywall Installer	Hourly Rate	\$110.00
5	Plumber	Hourly Rate	\$140.00
6	Concrete worker	Hourly Rate	\$155.00
7	Carpenter	Hourly Rate	\$125.00
8	Painter	Hourly Rate	\$101.00
9	Welder	Hourly Rate	\$160.00

Line Item	Description	Unit of Measure	Unit Cost
10	Flooring Installer	Hourly Rate	\$100.00
11	Electrician	Hourly Rate	\$122.00
12	Laborer	Hourly Rate	\$112.00





4/9/25

City of Palm Desert

7310 Fred Waring Drive, Palm Desert, CA 92260

**Subject: Proposal Submission for the Facilities Repairs and Improvements Project 4**

Dear Shawn Muir,

Southern Pacific Construction, under the leadership of Scott Patterson, is pleased to submit our proposal for the Facilities repair and improvement project 4. As a premier construction management firm in Southern California, we bring over three decades of expertise and a strong foundation in various construction disciplines. Founded in 1989 as a framing and concrete company, Southern Pacific Construction has evolved into a full-service general contracting firm dedicated to providing comprehensive solutions tailored to meet the diverse needs of our clients.

With a commitment to excellence and a deep understanding of the construction industry, we approach every project with a builder's mentality, ensuring efficiency, innovation, and precision in execution. Our extensive experience in project supervision, management, and estimating enables us to navigate complexities effectively and deliver exceptional results.

## **Experience and Technical Competence**

### **Background**

Southern Pacific Construction has a rich history of providing consulting and construction management services, successfully completing numerous projects that align with the scope and function described in this RFP. Our experience spans commercial, institutional, and municipal projects, showcasing our ability to handle projects of varying complexities while maintaining high standards of quality and efficiency.

### **References**

The following is a list of recently completed projects similar in scope and function:

1. **Orange Clinic TI** – TI for a new medical facility
  - **Client:** DAP Health
  - **Contact Person:** Rob Carroll, Director of Facilities 760-267-7891
2. **Fire Station 67 Restroom Renovation** – Renovation to an existing firehouse restroom
  - **Client:** City of Palm Desert
  - **Contact Person:** Shawn Muir, Community Service Manager 760-776-6481

### **Firm Staffing and Key Personnel**



The following key personnel will be principally responsible for working with the City:

- **Scott Patterson** – President – always around
- **Tim Yerkey** – Field Supervision, Carpenter
- **Mia Patterson** – Project coordinator

Our firm has the capacity to provide additional personnel as needed to ensure the successful completion of this project.

### **Team Organization**

Our proposed team structure is designed to optimize efficiency and communication, ensuring seamless execution of project tasks. The organizational chart detailing responsibilities will be provided upon request.

### **Subcontractors**

We anticipate subcontracting the following functions:

- **Electrical – Enterprise Electric**
- **Plumbing – Precision Plumbing**
- **Drywall – PWI**
- **Painting – PA coatings**
- **Flooring – Dels**
- **Concrete – United Brothers**

### **Proposed Method to Accomplish the Work**

#### **Technical and Management Approach**

Our approach to delivering high-quality construction services to the City of Palm Desert is rooted in proactive planning, transparent communication, and agile project management. We understand the City's goals of reliability, efficiency, and long-term value in its public projects, and our team is committed to exceeding expectations across all phases of work.

We will deliver services through a streamlined, collaborative process that aligns with the City's priorities:

#### **1. Pre-Construction Planning**

- Conduct a kickoff meeting with City stakeholders to confirm project goals, scope, and expectations.



**SOUTHERN  
PACIFIC**  
CONSTRUCTION

- Perform site evaluations, verify existing conditions, and identify any early risk factors.
  - Develop detailed project schedules, budget forecasts, and permitting timelines.
  - Prepare initial cost estimates and value-engineering alternatives where applicable.
2. **Permitting and Compliance**
- Coordinate early with permitting agencies to expedite approvals and avoid downstream delays.
  - Ensure all work complies with applicable city, state, and federal regulations.
  - Maintain updated logs of all permit applications and approvals.
3. **Construction Execution**
- Assign an experienced project manager and on-site superintendent to oversee day-to-day operations.
  - Use a digital project management platform to coordinate tasks, manage documentation, and track progress.
  - Schedule regular coordination meetings with the City and stakeholders.
  - Maintain strict adherence to safety protocols, quality standards, and environmental regulations.
4. **Project Closeout and Handover**
- Perform final inspections and coordinate sign-offs with the Architect of Record and City officials.
  - Address punch list items promptly.
  - Submit final project documentation, warranties, and as-built drawings.
  - Conduct post-completion review to ensure client satisfaction and gather feedback for future improvements.

## **Authorized Contact for Agreement Terms and Compensation**

### **Scott Patterson**

Southern Pacific Construction  
33362 Rhine Ave, Temecula, CA 92592  
951-795-6306  
scott@spcbuild.com

We appreciate the opportunity to submit this proposal and look forward to the possibility of working together. Please feel free to contact us to discuss our proposal in further detail.

Sincerely,

### **Scott Patterson**

President  
Southern Pacific Construction



**SOUTHERN  
PACIFIC**  
CONSTRUCTION

## **Scott Patterson**

President | Construction Management & General Contracting

[scott@spcbuild.com](mailto:scott@spcbuild.com) 951-795-6306

A seasoned leader in construction management, providing reliable, high-quality services for both private and public-sector projects across Southern California.

### **Profile**

Experienced construction executive with over 40 years in the industry, specializing in public works, ground-up commercial projects, tenant improvements, and complex renovations. As President of a licensed California General Building Contractor firm (since 1989), I lead with hands-on expertise in construction management, value engineering, project delivery, and stakeholder coordination. Proven track record of delivering high-quality, on-time, and in-budget projects for both private clients and public entities, including municipalities such as the City of Palm Desert.

### **Core Competencies**

- Construction & Project Management
- Public Works & Municipal Projects
- Preconstruction Services & Estimating
- Rough Carpentry & Concrete Specialization
- Budget Development & Cost Control
- Subcontractor & Vendor Coordination
- Schedule Development (CPM) & Oversight
- Permit Management & Regulatory Compliance
- Owner/Architect/Engineer (O/A/E) Communication
- Construction Closeout & Post-Construction Services

### **Licensing & Technical Skills**

- California General Building Contractor – Licensed Since 1989
- Software: Procore, PlanGrid, RedTeam, BidMail, MS Office Suite, Bluebeam, Adobe, QuickBooks

### **Selected Project Experience**

DAP Health, Palm Springs, CA

Tenant Improvement – \$4M (2022–2023)

Led interior renovation of healthcare facility, coordinated design changes with AOR, and maintained compliance with City standards.



**SOUTHERN  
PACIFIC**  
C O N S T R U C T I O N

Temecula Surgical Center, Temecula, CA

TI – \$2M (2019)

Oversaw medical-grade tenant improvement, including scheduling, inspections, and trades coordination under OSHPD guidelines.

Target Projects (Various Locations – CA & CO)

Rough Carpentry – \$600K–\$2M (2018–2020)

Managed subcontractor teams and material procurement for multiple high-volume retail projects in California and Colorado.

High Desert Medical College, Temecula, CA

Tenant Improvement – \$3M (2019)

Delivered large-scale renovation project on a tight deadline; managed client expectations and oversaw daily operations.

Smart & Final, Petaluma and Torrance, CA

Ground-Up & Expansion – \$3M–\$4M (2018)

Performed project management duties on complex retail builds, including demo, rebuild, and ADA upgrades.

Starbucks, Temecula, CA

Ground-Up Construction (2020)

Served as General Contractor on a new standalone location, coordinating city inspections and utility connections.

Albertsons, Escondido, CA

ADA Improvements – \$250K (2019)

Delivered ADA-compliant upgrades on a functioning retail site with minimal business interruption.

## **Education & Background**

- Licensed General Contractor (CA) – Since 1989
- Journeyman Carpenter – Specialized in high-production commercial/residential framing
- 40+ years of hands-on construction experience

## **Affiliations & Availability**

- Open to municipal and public-private partnership (P3) opportunities
- Experienced in job order contracts and long-term service agreements
- Familiar with City of Palm Desert processes and expectations